

REGULAR AGENDA

AUGUSTA RICHMOND COUNTY PLANNING COMMISSION
ROOM 803, RICHMOND COUNTY MUNICIPAL BUILDING
WEDNESDAY, OCTOBER 2, 2006 AT 3:00 P.M.
(Pre-Meeting, Room 602 at 2:00 P.M.)

1. **DEVELOPMENT PLAN – BARNETT CROSSING, SECTION 5 – S-748** – A petition by Southern Partners Inc., on behalf of Homesites LTD. LLC, requesting development plan approval for Barnett Crossing Section 5. This residential subdivision is located on Madison Lane, adjacent to Barnett Crossing and contains 63 lots. (Reviewing agency approval 9-13-06)
2. **Z-06-104** - A petition by Leon Barton Jr. requesting a Special Exception to establish a church per Section 26-1 (a) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing approximately 14.09 acres located approximately 100 feet southwest of Lumpkin Road and 425 feet northwest of where Arcadia Drive extended interests Lumpkin Road. (Tax Map 084-0 Parcels 003 & 003-06)
3. **Z-06-105** - A petition by J. Milton Martin, Jr., on behalf of James Robert Owens et al, requesting a Special Exception to expand a church per Section 26-1 (a) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing approximately 6 acres and is known under the present numbering system as 1313 and 1321 Jackson Road. (Tax Map 031 Parcels 018 & 019)
4. **Z-06-106** - A petition by Barry S. Bryant requesting a Special Exception to establish a public parking area per Section 8-2 (b) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing approximately .2 acres and is known under the present system as 2608 Peach Orchard Road that extends to Virginia Avenue and contains two houses that utilize the address of 2036 Virginia Avenue. (Rear portion of Tax Map 098-4 Parcel 018)
5. **Z-06-107** - A petition by Paine College requesting a Special Exception to bring an existing private school into zoning conformance per Section 26-1 (b) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property consisting of approximately 26 land parcels and known overall as 1235 Fifteenth Street and located on the southwest corner of the intersection of Laney-Walker Boulevard and Fifteenth Street.
6. **Z-06-108** - A petition by H. Lawson Graham, on behalf of Chuck Pardue, requesting a Special Exception in a HI (Heavy Industry) Zone to manufacture bio-diesel fuel per Section 24-2 of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing approximately 2.56 acres and is known under the present numbering system as 4207 Mike Padgett Highway. (Tax Map 200 Parcel 003-01)
7. **Z-06-109** – A petition by Collier Construction Co. Inc. requesting a Special Exception to establish a sales office in Section II , Phase II of Elderberry Subdivision per Section 8-2 (f) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing

approximately .3 acres and known under the present numbering system as 4339 Regans Lane. (Tax Map 066-2 part of Parcel 062)

8. **Z-06-110** - A petition by Dr. J. Christopher Gibbs, on behalf of Ralph Buchanan, requesting a change of zoning from Zone P-1 (Professional) to Zone B-1 (Neighborhood Business) affecting property containing approximately .88 acres and is known under the present numbering system as 3642 Wheeler Road. (Tax Map 030 Parcel 070)

9. **Z-06-111** – A petition by Riverbend Custom Homes, on behalf of Janie Davis requesting a change of zoning from Zone R-1C (One-family Residential) and Zone R-3B (Multiple-family Residential) to Zone R-3B affecting property containing approximately 10 acres located on the southeast right-of-way line of Windsor Spring Road, 450 feet, more or less, northeast of Nordahl Drive. (Tax Map 131 Parcel 026-2)

10. **VARIANCE** – A petition by Riverbend Custom Homes, on behalf of Janie Davis, requesting a variance from Section 405 (j) of the Subdivision Regulations for Augusta-Richmond County to create a parcel that will have no road frontage. The property is a portion of 12 acres located on Windsor Spring Road. (Tax map 131 Parcel 026-02)

11. **ZA-R-178** – An amendment to the Comprehensive Zoning Ordinance for Augusta-Richmond County to modify Section 21-1 (b) pertaining to Permitted Uses.

12. Minutes from September 6, 2006 meeting.

13. Bills for August 2006.

14. List of Site Plans for September 2006.

George A. Patty
Executive Director